

## Appendix C: Church Lane Development Statement

This Development Statement was submitted at Regulation 18 stage and is not within the Examination Documents. It has been appended to this Matters Statement as it directly relevant to the site allocation of HS3.5.

Constraints and opportunities – page 14 to 17.

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of Land



Homes  
England

ARUP



# Cheshire House Farm Development Statement

Final | 14 February 2020



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# Summary of Intent and Deliverability

## Overview

Homes England is the government's housing accelerator. It has the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, Homes England is making possible the new homes England needs, helping to improve neighbourhoods, grow communities and transform the housing market.

This Development Statement considers the deliverability of Cheshire House Farm ('the site'), owned by Homes England. This Development Statement has been prepared to support promotion of the site through the Central Lancashire Local Plan, and to make the case for allocation of the site for residential development within the plan period. It demonstrates that Cheshire House Farm is available, achievable and suitable and should be allocated for residential development through the Central Lancashire Local Plan with an indicative capacity of 200 residential dwellings.

## Available

Cheshire House Farm is in single ownership with Homes England also controlling access onto the adopted highway (Church Lane). There are no known legal restrictions, covenants, clawbacks or ransoms which effect the site. As such there are no 3rd party interdependencies related to the site which could delay its delivery.

Homes England is fully committed to bringing the site

forward for residential development at the earliest practical opportunity. Based on previous experience of Homes England sites in South Ribble a reasonable assumption would therefore be a start on site in 2022/23, with a build out rate of circa 40 units per year (including affordable homes). Based on the above, the site can clearly be considered to be available, with new homes being provided within the 0-5-year timeframe of the housing land trajectory in the emerging Local Plan.

## Achievable

This Development Statement has considered the constraints and opportunities of the site. It is evident that there are no significant technical issues facing the site, Homes England is confident that development of the site will be commercially viable and will therefore be achievable within the Plan period.

A site constraints assessment has informed the Concept Framework, which demonstrates a balance between residential plots, open space, SUDS, and access routes and provides an indicative housing quantum of 200 homes. The key findings from the technical work streams are that, based on these desk top surveys, there are unlikely to be any significant on-site abnormal costs, nor are there any significant up-front infrastructure costs which would impact viability and deliverability.

Homes England has successfully brought the majority of those similar sites to the market, where a significantly positive land value has been achieved as well as being fully

policy compliant on developer contributions. Many of these sites are at an advanced stage of construction or fully built out.

## Suitable

The locational attributes of the site make this land highly suitable for development now. The suitability of the site for residential development has been identified through its designation in the adopted Local Plan as Safeguarded Land. Development would not cause harm to environmental interests and would be accessible via appropriate routes and junctions. It has been demonstrated through this Development Statement that the site is in a sustainable and accessible location for residential development.

The site is located within the central spine of South Ribble and has existing residential uses adjacent to it to the north and east. The allocation of the site focuses development in the urban core and allows existing infrastructure to be utilised and improved. The delivery of the site will include measures to encourage walking and cycling through green links. The timber yard use to the west of the site is addressed through the Concept Framework plans with the inclusion of bunding and a stand-off area, thus re-enforcing the appropriateness for this site to come forward for residential development. All these measures have been factored into the Concept Framework, which demonstrates suitable and sustainable development.

 Site boundary



Figure 1: Site Location

# Introduction

Cheshire House Farm is an 8.2 hectare site located in the administrative area of South Ribble Borough Council (SRBC). The site is currently designated under Policy G3 (Safeguarded Land for Future Development) within the South Ribble Local Plan (2015).

## 1.1 OVERVIEW

This Development Statement demonstrates the deliverability of Cheshire House Farm, a site owned by Homes England and located in the administrative area of South Ribble Borough Council (SRBC).

The site has been promoted through the Call for Sites process to be considered for allocation in the emerging Central Lancashire Local Plan. Figure 1 shows the location of the site. Figure 2 shows Homes England sites and the surrounding context.

This Development Statement has been prepared for the Cheshire House Farm site to support its allocation for residential development through the Central Lancashire Local Plan.

## 1.2 AIMS AND OBJECTIVES OF THE STATEMENT

The aims and objectives of this Development Statement are to:

- Show the site is a deliverable allocation through the Central Lancashire Local Plan.
- Develop a vision and placemaking objectives for the site.
- Consider the planning requirements and consideration of the site.
- Identify the opportunities and constraints on the site that would impact its development potential.
- Present a Concept Framework including an indicative capacity for the site.

## 1.3 STRUCTURE OF THE REPORT

The Development Statement is structured as follows:

- Section 2: Site and Surrounding Context
- Section 3: Vision and Objectives
- Section 4: Planning Requirements
- Section 5: Technical Considerations
- Section 6: Opportunities
- Section 7: Concept Framework
- Section 8: Deliverable Allocation

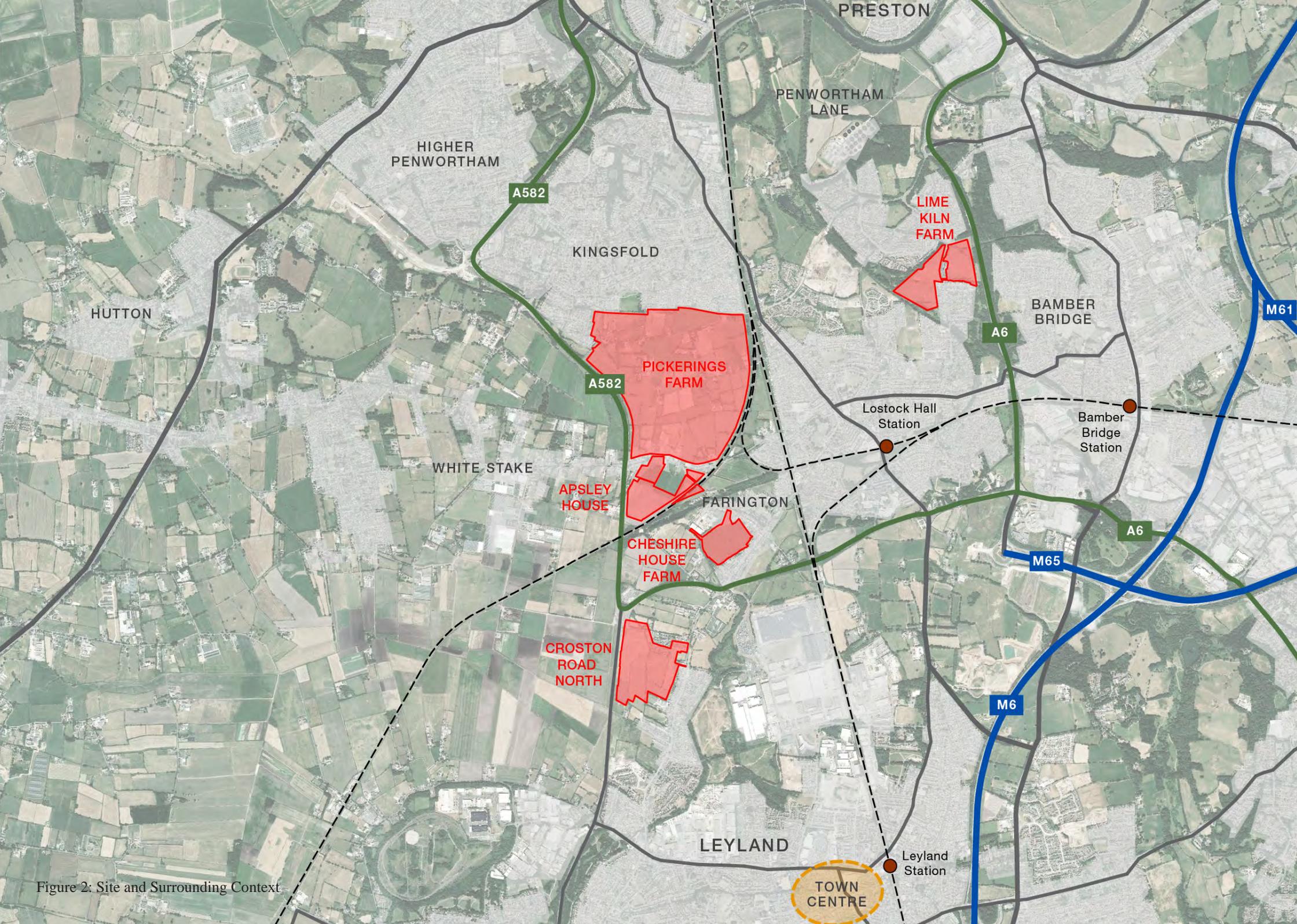


Figure 2: Site and Surrounding Context

## SECTION 2

# Site and Surrounding Context

### 2.1 THE SITE

Cheshire House Farm is an 8.2 hectare site, currently in agricultural use. The site is within a residential area, bounded by residential development to the north east, east and south. The west of the site is bounded by an agricultural field, a fishery and a plant nursery, with a timber yard to the north west.

The site is approximately 1.5km north of Leyland Town Centre and approximately 2.5km south of Penwortham Town Centre. It is well serviced by local buses that run from Penwortham into Preston and by a local train station at Lostock Hall, located approximately 900m from the site. Cheshire House Farm is currently designated as Safeguarded Land in the South Ribble Local Plan (2015) under policy G3 (Safeguarded Land for Future Development) site S4: Land off Church Lane, Farington. The red line boundary of the site is shown on Figure 1.

### 2.2 SURROUNDING CONTEXT

Cheshire House Farm is connected to two other sites owned by Homes England: Apsley House and Pickerings Farm. These sites should be considered together due to the connected road network and their proximity. Together these sites present an opportunity to be delivered together to develop a sustainable residential community within South Ribble.

Cheshire House Farm and Apsley House are designated as safeguarded land (policy G3) in the South Ribble Local Plan. The north of Pickerings Farm is allocated as a major residential led site (policy C1) and the south of the site is designated as safeguarded land (policy G3) in the South Ribble Local Plan. The allocation and continued allocation of these sites will support accelerated growth in the area and deliver essential housing to meet the needs and demands of the local area. The two sites are shown on Figure 3.

Within the surrounding area, Homes England is working with City Deal partners to deliver wider infrastructure aspirations to support the delivery of these sites.

### 2.3 POLICY ASPIRATION

Policy G3 (Site S4: Land off Church Lane, Farington) of the adopted South Ribble Local Plan (2015) identifies the majority of the site as Safeguarded Land. The policy intends to keep the land free from new physical development until the Plan is reviewed.

The Local Plan identifies that it is necessary to safeguard land between the urban areas and the Green Belt to meet the borough's longer term development needs beyond the plan period. The Central Lancashire Local Plan is now being progressed, meaning this site should now be considered for allocation. In order to meet future growth ambitions beyond the current local plan, safeguarded sites are required to be considered primarily for development within the new Local Plan.

This Development Statement demonstrates the deliverable allocation of this site.



Site boundary

PICKERINGS  
FARM  
SITE

WAINHOMES  
SITE

APSLEY  
HOUSE  
SITE

CHESHIRE  
HOUSE FARM  
SITE

Figure 3: Site and Surrounding Area

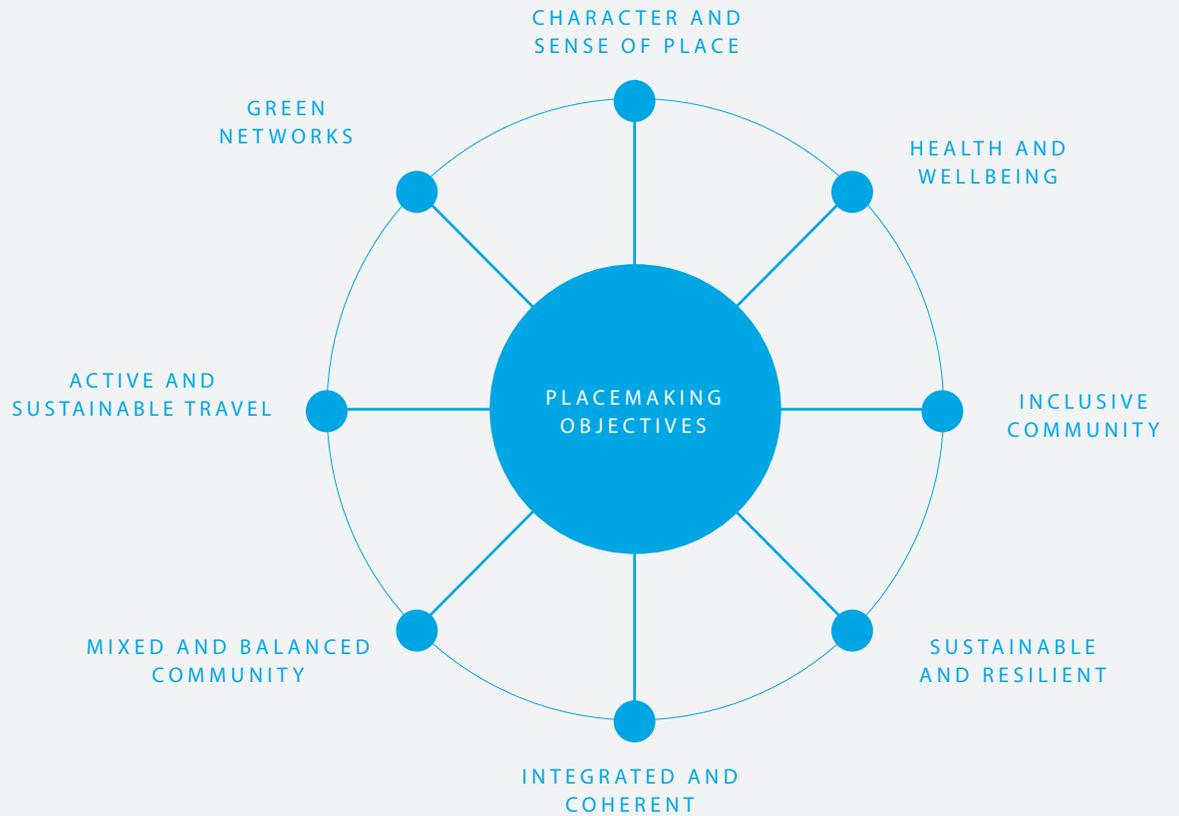
# Vision and Objectives

## 3.1 VISION

Homes England’s vision for Cheshire House Farm is to create a sustainable residential community, which responds and connects to both existing and proposed neighbourhoods within Farington West.

It is envisaged that the development will provide a sustainable mix of dwellings and facilities focused around a number of integrated and overlooked, high quality open spaces for the existing and proposed community to use.

Homes England will work with South Ribble Borough Council and relevant stakeholders to plan the land at Cheshire House Farm with best practice for urban design and green infrastructure in mind, in order to deliver a family-friendly residential area appropriate to its location.



### 3.2 PLACEMAKING OBJECTIVES

#### *Green Networks*

The development will incorporate and enhance green and blue infrastructure through the site, including existing trees, hedges, ponds and watercourses, linking into the wider South Ribble network and supporting biodiversity net gain on the site.

The delivery of multi-functional green areas that become well established amenity spaces for both visual and recreational use is an essential element of Homes England's vision for the site.

#### *Inclusive Community*

The development will support lifetime homes and property adaptation. The aim is for the site access to be inclusive and create a mix of housing type to support inclusive communities.

#### *Sustainable and Resilient*

The development will manage surface water run-off by integrating SuDS and protecting and enhancing existing mature vegetation and habitat. In line with the Government's ambitions Homes England will encourage zero-carbon development.

Furthermore, Homes England is committed to the use of Modern Methods of Construction (MMC) where possible. Options to increase the pace of delivery will be

explored at this site, and where possible will be required of a developer(s) through a building lease agreed upon disposal of the site. Homes England works closely with development partners to encourage and promote the wider use of MMC, which includes the use of off-site construction for pre-fabricated homes.

#### *Integrated and Coherent*

The site will be collaboratively designed to form a functionally and aesthetically coherent development alongside the Apsley House and Pickerings Farm sites and the existing settlements and developments.

Homes England supports the introduction of the National Design Guide (2019) which seeks to secure good quality development nationally. Homes England will ensure that the design guidance is taken into consideration for all schemes.

#### *Mixed and Balanced Community*

The development will seek to respond to local housing need, promote a range of delivery models, and consider the potential for community ownership and custom-build. Homes England is committed to a place-based approach, working alongside civic and business leaders, county, borough and district councils and local communities to accelerate the delivery of new homes in areas of greatest demand and to achieve the highest standard of place-

making possible. Homes England is committed to creating opportunities for SME contractors and developers.

#### *Active and Sustainable Travel*

The development will support progressive modal share by providing desirable cycle and walking infrastructure, accommodating future bus services, and catering for electric vehicle charging.

#### *Character and Sense of Place*

The development will respond to surrounding context and character including locally distinctive architecture, planting, field patterns and drainage networks.

Building for Life 12 is a priority for Homes England to improve design quality of new housing developments, making them attractive, functional and sustainable. Building for Life 12 will be a requirement placed across the site, and all developers bidding will be required to oblige the requirements.

#### *Health and Wellbeing*

The development will facilitate active travel and incorporate physical recreation and independent play. The site will incorporate green infrastructure initiatives to improve air quality within the area.

# Planning Requirements

## 4.1 OVERVIEW

This section sets out the policy context for the site.

## 4.2 PLANNING POLICY CONTEXT

### 4.2.1 National Planning Policy

The National Planning Policy Framework (NPPF) (2019) sets out the Government's planning policies for England. The following chapters of the NPPF are particularly relevant to this site:

#### *Chapter 5: Delivering a sufficient supply of homes*

Paragraph 72 highlights the importance of large-scale developments to be in suitable and sustainable locations, supported by the necessary infrastructure and facilities.

#### *Chapter 12: Achieving well-designed places*

Paragraph 127 states that planning policies and decisions should ensure developments add to the overall quality of the area, establish a strong sense of place, and create places that are safe, inclusive and accessible. Sites should accommodate a mix of development and support local facilities and transport networks.

### 4.2.2 Local Planning Policy

#### *Overview and General Principle*

The statutory development plan covering this site is the Central Lancashire Core Strategy (Adopted 2012) and the South Ribble Local Plan (Adopted in 2015). The local plan was adopted on the basis of the Central Lancashire Highways and Transport Masterplan.

A composite Local Plan is being prepared for Central Lancashire, which is scheduled for adoption in 2023.

The Central Lancashire Core Strategy seeks to focus growth in the South Ribble Urban Area, in particular between South of Penwortham and North of Farington in which the site is situated. The South Ribble Local Plan designates the site as Safeguarded Land.

#### *Site-Specific Designations*

The current South Ribble Local Plan (2015) designates the site as Safeguarded Land for Future Development (Policy G3) - Site S4 Safeguarded Land: Land off Church Lane Farington.

The policy states that the site is not designated for any specific purpose within the plan period. However, existing uses will for the most part remain undisturbed during the plan period or until the plan is reviewed. No development which would prejudice later comprehensive development will be permitted. However, some appropriate minor residential development adjacent to other properties would be considered. The policies map identifies safeguarded land in yellow, under Policy S4 as shown on Figure 4.

#### *Wider Policy Requirements*

The wider policy requirements have been considered in the preparation of this Development Statement. These requirements may change through the development of the Central Lancashire Local Plan; however, they provide the current requirements for sites in Central Lancashire.

#### *Policy ambitions relevant to the site*

The following policy ambitions for South Ribble that are relevant to the site are:

- Cycle links around Penwortham area
- Highway and capacity upgrades to the local highway network
- Leyland loop green links to the south of the site

These ambitions will provide a network of cycle links and green links around the site connecting it to surrounding areas and enabling sustainable travel options. Upgrades to the local highway network will provide key infrastructure improvements in the area. These ambitions have been considered through the Concept Framework.

### 4.2.3 Planning History

There is no relevant planning history on the site.

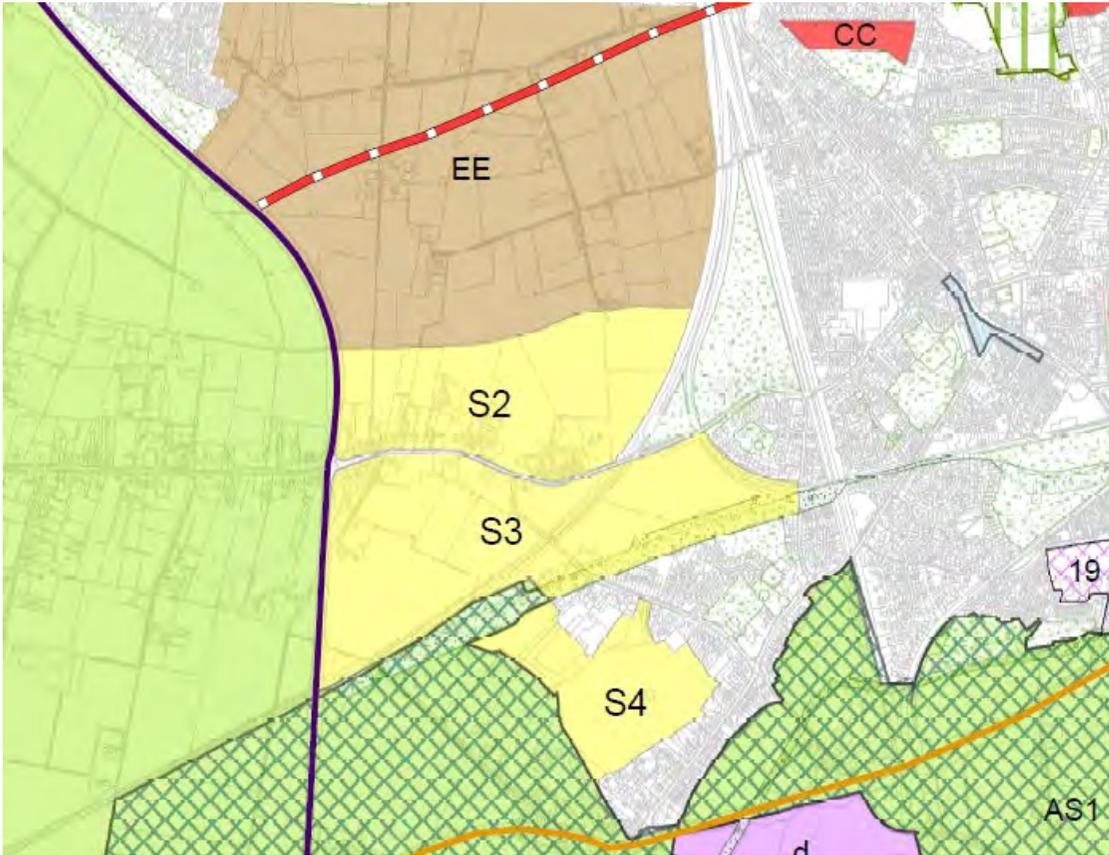


Figure 4: Extract from the South Ribble Local Plan (2015)

# Technical Considerations

## 5.1 OVERVIEW

This section considers the following constraints and opportunities, which are reflected in the Concept Framework.

- Utilities.
- Ecology.
- Transport and Access.
- Ground Conditions.
- Flood Risk and Drainage.
- Air Quality and Noise.
- Heritage and Archaeology.

### 5.1.1 Utilities

There are no utilities passing directly through the site and therefore no associated easements. However multiple services are located outside the perimeter of the site. It is likely that a new substation will be required and protection of utilities at the entrance to the site. The low-pressure gas main will also require reinforcement.

### 5.1.2 Ecology

#### *Ecology Consideration*

The main areas of biodiversity interest are around the hedgerows, scrub and waterbodies. The hedgerows are likely to be of value to commuting and foraging bats; they are also likely to be used by breeding birds. The

drainage ditches provide suitable habitat for water vole. The waterbodies on site have the potential to be of value to amphibians such as great crested newt (*Triturus cristatus*).

The potential opportunities and constraints of the site have been identified through a site visit and desk-based study. The identified ecological constraints have fed into the Concept Framework shown in Figure 6. Future development of the site will respond to these any additional constraints, with appropriate mitigation.

The Concept Framework has considered the waterbodies on Cheshire House Farm. The waterbodies should be regarded as a priority feature for retention. This has been retained on the Cheshire House Farm site.

#### *Biodiversity Net Gain*

Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before. Where a development has an impact on biodiversity it encourages developers to provide an increase in appropriate natural habitat and ecological features over and above that being affected in such a way it is hoped that the current loss of biodiversity through development will be halted and ecological networks can be restored.

The Government's Spring Statement (2019), announced it would mandate net gains for biodiversity in the forthcoming Environment Bill. It is anticipated that there will be a two year transition period (from the Environment Bill receiving Royal Assent) to a mandatory requirement

for Biodiversity Net Gain for new development. After this time, the majority of planning applications will need to demonstrate 10% Biodiversity Net Gain.

Development projects will be required to demonstrate a net gain in biodiversity through the use of a metric which primarily utilises information on habitat type, area and condition pre and post development.

The Cheshire House Farm site includes a range of ecologically valuable habitat types. Habitat retention, enhancement and creation will be required within the scheme landscaping strategy to ensure a gain in biodiversity units post-development.

### 5.1.3 Transport and Access

A high-level access appraisal has been carried out to inform this Development Statement. This demonstrates that the site can be accessed using a new T-Junction to the west of Cheshire House Close, off Church Lane.

### 5.1.4 Ground Conditions

There are not considered to be any direct implications on the Concept Framework regarding ground conditions. However further work would be required to support a planning application.

### 5.1.5 Flood Risk and Drainage

The site is in Flood Zone 1 and is not at risk of flooding from fluvial sources. The only potential risk of flooding

comes from groundwater, which was noted on a visit to the site. This will be further investigated through ground investigation and further development of on-site drainage. The Concept Framework demonstrates that potential for all surface and ground water is to be managed on site.

A total of 2145m<sup>3</sup> of storage is required for Cheshire House Farm, which will require a clear plan area near the proposed outfall locations to accommodate ponds or tanks, where infiltration is not possible. This assumes that sustainable drainage features are an average 1 metre in depth.

The Concept Framework provides adequate green space on site to allow for the use of sustainable urban drainage and swales.

### 5.1.6 Air Quality and Noise

There are no Air Quality Management Area (AQMA) in the immediate vicinity of the site. The majority of the site is not directly adjacent to any major roads and a buffer has been provided at the access point off Church Lane. This means that noise and air quality levels of the site will be appropriate for future residents.

The timber yard use to the west of the site is addressed through the Concept Framework plan with the inclusion of bunding and a stand-off area. Further detailed noise and air quality work would be conducted prior to the submission of any planning application.

In relation to the impact the site could have on future air quality and noise generation, the Concept Framework promotes green links through the site to encourage walking and cycling, rather than personal car ownership.

### 5.1.7 Heritage and Archaeology

There are no designated or non-designated heritage assets recorded within 500 metres of the site. There will be no impact on the Concept Framework. From an initial desktop assessment of the site, heritage and archaeological features are not considered likely to have any impact on future development, however this position will be confirmed through further detailed site investigation conducted prior to the submission of any planning application.

## 5.2 SUMMARY OF CONSTRAINTS

The site constraints identified in this section and summarised in Figure 5 are minor in nature and are not considered to impede development of the site. Based on the initial desk top appraisals conducted to date, and demonstrated the Concept Framework provided in Section 7, the site can be demonstrated to be deliverable.

**Utilities:** Minor upgrades to the existing utility network are required.

**Ecology:** Minor ecological mitigation of the site will be required through master planning and on-site measures.

**Transport and Access:** Safe and suitable access can be achieved from Church Lane. There will also be a need

to promote sustainable modes of transport and wider connectivity.

**Ground Conditions:** There are no constraints that effect the capacity of the site.

**Flood Risk and Drainage:** The site is in Flood Zone 1 with low risk of flooding and surface water can be accommodated on the site.

**Air Quality and Noise:** There are no Air Quality Management Area (AQMA) in the immediate vicinity of the site. The majority of the site is not directly adjacent to any major roads. The potential impact of the site on future air quality and noise generation has been managed through inclusion of the green links through the site to encourage walking and cycling, rather than personal car ownership.

**Heritage and Archaeology:** There are no constraints that effect the capacity of the site.



Remainder of  
Safeguarded Land  
site S4

**Constraints**

-  Surface water flood potential  
- low / medium / high
-  Potential access point
-  Potential access to  
Safeguarded Land
-  Potential pedestrian / cycle  
connection - access over  
third-party land require
-  Existing waterbody
-  Public Right of Way
-  Whitmore works site
-  Rear of residential dwellings
-  Existing dwelling
-  Bus stop
-  Green Belt (G1)
-  GI: Farington Lodge (G7)
-  Existing hedgerow / tree belt
-  Root Protection Area (20m)
-  Remainder of Safeguarded  
Land site S4

Figure 5: Constraints & Opportunities



## SECTION 6

# Opportunities

### 6.1 OPPORTUNITIES

The following opportunities have been noted on the Cheshire House Farm site, as shown graphically on figure 5 where appropriate. The link between these opportunities and the emerging Central Lancashire Local Plan Objectives have been referenced.

- The delivery of the site will result in much needed new homes, construction jobs and will support the delivery of infrastructure through the Community Infrastructure Levy (CIL) and developer contributions. This supports the emerging Central Lancashire Local Plan objective 2 by supporting deliver of necessary infrastructure improvement and objective 5 to create economic opportunities.
- The site supports a continued urban focus and delivery of land that was previously safeguarded for future development through the South Ribble Local Plan (2015). This supports the emerging Central Lancashire Local Plan objective 4 to provide a mix of housing type to meet housing needs.
- Potential walking and recreation loop linking to Farington Lodge and Apsley House site, and Lower Field subject to landownership and access permissions. This supports the emerging Central Lancashire Local Plan objective 11 to promote healthy lifestyles to maximise health and well-being.

- Potential pedestrian and cycle links into the site from surrounding areas. This supports the emerging Central Lancashire Local Plan objective 4 to deliver design which prioritises active and sustainable travel modes.
- Integrating the existing water body in the centre of the site providing a potential sustainable water feature for the site. This supports the emerging Central Lancashire Local Plan objective 10 to enhance the natural environment and deliver net gains in biodiversity.
- The retainment of existing hedgerows and tree belts providing a buffer and enhancing the green space within the site. This supports the emerging Central Lancashire Local Plan objective 10 to enhance the natural environment and deliver net gains in biodiversity.
- The site is highly deliverable in the short term and could support housing delivery in the first five years of the Local Plan.
- The opportunity to create wider links to the Apsley House site and Pickerings Farm site, delivering a sustainable residential community in South Ribble. This supports the emerging Central Lancashire Local Plan objective 2 by delivering development at accessible and sustainable locations.



Integrating existing water body to form sustainable water feature



Potential walking routes

## SECTION 7

# Concept Framework

### 7.1 OVERVIEW

The Concept Framework plan shows potential development scenarios for the site, based on the site constraints and opportunities assessments highlighted in Sections 5 and 6. The framework demonstrates a balance between residential plots, open space and access routes and provides an indicative housing quantum. The proposed open space is provided broadly in line with the South Ribble open space requirements.

### 7.2 DESIGN APPROACH

The Cheshire House Farm framework responds to the site's back-land location, lying to the rear of many residential properties and several commercial or leisure sites.

Residential development is proposed across most of the site, with a buffer of existing mature vegetation along the western and northern boundaries, a central amenity open space located around the existing pond, and a north-south green spine. As shown the indicative layout seeks to retain the existing mature boundary vegetation and backs onto existing dwellings, providing additional security for these units. The site has few existing features or constraints. The layout shown is one of several potential options depending on housing typology and further exploration of site constraints.

A suitable and safe vehicular access is shown from Church Lane. In addition, and subject to landowner negotiations, there may be an opportunity to provide an additional

pedestrian and cycle link through to Lower Field, south of the site. This would provide a considerable benefit to connectivity and integration within the existing area.

The central green space provides an opportunity for amenity facilities, including children's play and informal kick-about space, alongside surface water management features and enhanced habitat around the existing pond. The existing pond in the north-western corner of the site is also retained and could be used as part of the sustainable drainage network, if appropriate. The primary and secondary streets are shown as green routes, including tree planting and sustainable drainage features within the streetscape.

An indicative Concept Framework has been prepared as is included in Figure 6. This demonstrates a capacity of approximately 200 dwellings.

-  Residential development
-  Residential primary frontage
-  Amenity greenspace
-  Natural greenspace
-  Play facilities
-  Existing water feature
-  SUDs features (indicative)
-  Hedgerows / buffer planting
-  Retained hedgerows / planting
-  Footpath link
-  Public Right of Way
-  Primary streets
-  Secondary/ minor streets
-  Potential link to remainder of Safeguarded Land site S4.



**Development Quantum**

Total site area	7.97 ha
Existing dwelling	0.08 ha
Public open space / green infrastructure	2.09 ha
Net residential area	5.80 ha
Housing quantum	200 units
Net density	34.5 dph

Please note, this is an indicative framework and further work is to be carried out during the Local Plan Review process.

Note: Appropriate root protection areas should be determined following a full arboricultural survey. Areas within root protection areas to be used as public open space or included within private gardens.

Figure 6: Concept Framework



## SECTION 8

# Deliverable Allocation

### 8.1 OVERVIEW

Homes England is promoting Cheshire House Farm for allocation for residential development through the Central Lancashire Local Plan. Cheshire House Farm provides a sustainable location and is available for development in the short term. The site is currently designated as safeguarded land in the South Ribble Local Plan (2015) under policy G3 (Safeguarded Land for Future Development). Therefore, as Central Lancashire move into a new plan period it is now recognised that previously safeguarded land should be considered for allocation.

### 8.2 EXISTING POLICY CONTEXT

The allocation of Cheshire House Farm is appropriate given the existing policy context for South Ribble and Central Lancashire. The Central Lancashire Core Strategy seeks to focus growth in the South Ribble Urban Area, in particular between South of Penwortham and North of Farington in which the site is situated.

The Concept Framework for the site shows green links running through and around the site connecting people and spaces and complementing South Ribble's Green Links aspirations. This will also encourage sustainable travel options, with the Concept Framework highlighting key footpaths and cycle routes for the site.

Homes England is a committed partner within the City Deal and Cheshire House Farm supports the accelerated growth which is to be delivered by the Lancashire, Preston,

and South Ribble City Deal. Through City Deal the site will support the delivery of improvements to the A582 (Penwortham Way) a major transport investment in the City Deal, increasing the road capacity and improving cycle infrastructure by constructing a shared cycle and footway alongside the A582.

### 8.3 CONSIDERATION OF CONSTRAINTS

As demonstrated in Section 5 there are minimal constraints across the site, supporting the suitability and deliverability of Cheshire House Farm.

There are no constraints that affect the capacity of the site in relation to ground conditions and heritage. Minor upgrades will be required on utilities however there are no utilities passing directly through the site. The site is located within Flood Zone 1 and therefore has a low risk of flooding. There are limited ecological constraints with minor mitigation required through the masterplan and the potential of on-site measures. A buffer zone and green spaces will mitigate any potential impact in relation to noise. All constraints have been mitigated through the Concept Framework, and further due diligence work will help to alleviate these further.

### 8.4 OPPORTUNITIES

Cheshire House Farm will be a sustainable residential community within South Ribble. There are opportunities for the site to connect to existing and proposed

development, such as Aspley House and Pickerings Farm, while connecting to surrounding areas through the proposed green links. The indicative masterplan shows how Cheshire House Farm links through to the other sites through green links, footpaths and the road network. In addition, key highway alterations will ensure a safe and accessible environment for the site and proposed surrounding development. The delivery of the three sites will contribute to developing a sustainable residential community within South Ribble.

The delivery of this site will result in much needed new homes, construction jobs and will support the delivery of infrastructure through the Community Infrastructure Levy and developer contributions. The site supports a continued urban focus and delivery of land that was previously safeguarded for future development through the South Ribble Local Plan (2015).

### 8.5 VIABILITY AND DELIVERABILITY OF THE SITE

National planning guidance is clear that assessing the viability of plans does not require individual testing of every site to determine viability. Homes England is a large landowner in South Ribble and has marketed and successfully sold a number of sites, affording a detailed understanding of land values, de-risking costs and abnormalities associated with residential development. This in-depth knowledge of the market and land in the locality

provides significant confidence around the viability of this site.

Through this Development Statement it is demonstrated that there are no significant technical or legal issues affecting the delivery of the site. The site is currently tenanted however vacant possession is achievable within a short timescale when required. The site typology (greenfield status, its size, its location and proposed land use) is very similar to other Homes England sites which have been allocated in the existing Local Plan. Homes England has successfully brought the majority of those similar sites to the market, where a significantly positive land value has been achieved as well as being fully policy compliant on developer contributions. Many of these sites are at an advanced stage of construction or fully built out. As such a detailed viability assessment for the site is not considered necessary as it is evident that the site is viable.

The conclusion that the site is viable is also informed by the context of the prevailing market conditions in relation to the current housing market in South Ribble and across Central Lancashire. Homes England has promoted de-risked and disposed of four significant residential sites within South Ribble. All these sites, of a similar typology to this site, have commanded strong market interest and have resulted in multiple, compliant and attractive bids from housing developers marketing material and are imposed on the developer who is eventually procured on

the site. In this way, the obligations are reflected in the bids submitted for the site and impact land value.

It is also important to note that Homes England is not a typical landowner or developer in the way financial considerations and drivers would normally apply. Whilst Homes England is compelled to secure best consideration (much like any other public sector organisation), there are also other key drivers around accelerating the delivery of land, good design and placemaking, ensuring that sites are only sold to developers with a track record of residential development, as well as seeking to ensure that development proposals are policy compliant where possible.

In summary it is clear that Homes England has a strong track record and evidence base upon which the site can be considered to be viable. Homes England is working with the adjacent landowner and is fully committed to accelerating the delivery of this safeguarded land through the adoption of a robust disposal strategy which guards against land banking.

## 8.6 CONCLUSION

Homes England would like to work with South Ribble Borough Council and the Central Lancashire Local Plan team to allocate this site for residential development in the emerging Local Plan. The site is deliverable and should be allocated as it is available, suitable and achievable as set out below:

The site is **available** for development now. The site and access off Church Lane are in the control of Homes England. Homes England has a strong track record of securing planning, de-risking and delivering the sites across South Ribble.

The site is **suitable** for development. It is within a residential location and is designated as Safeguarded Land through the South Ribble Local Plan (2015). A safe and suitable access point can be achieved. There are minimal constraints affecting the site and the Concept Framework has considered all site constraints.

The site is **achievable**. Homes England has successfully brought the majority of those similar sites to the market, where a significantly positive land value has been achieved as well as being fully policy compliant on developer contributions.



Example of a Homes England site



Homes  
England

ARUP

 **HIVE**  
LAND & PLANNING

## Appendix D: Land at Eastway Development Statement

This Development Statement was submitted at Regulation 18 stage and is not within the Examination Documents. It has been appended to this Matters Statement as it directly relevant to the site allocation of HS4.3.

Constraints and opportunities – page 12 to 17.

Concept framework – page 18 to 19

Summary of deliverability – page 20 to 21



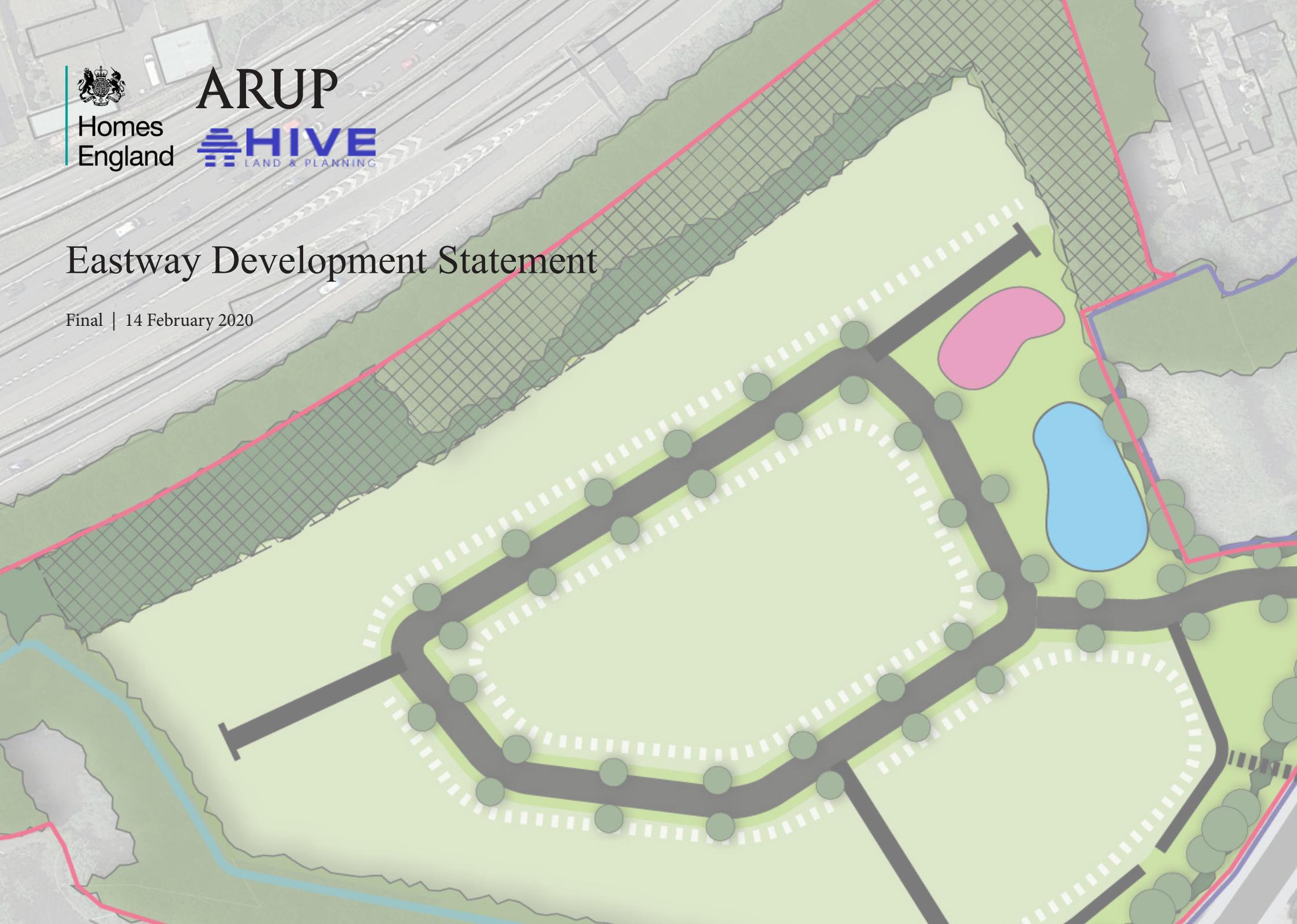
Homes  
England

ARUP

HIVE  
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# Eastway Development Statement

Final | 14 February 2020



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# Summary of Intent and Deliverability

## Overview

Homes England is the government's housing accelerator. It has the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, Homes England is making possible the new homes England needs, helping to improve neighbourhoods, grow communities and transform the housing market.

This Development Statement considers the deliverability of Eastway ('the site'), owned by Homes England. This Development Statement has been prepared to support promotion of the site through the Central Lancashire Local Plan, and to make the case for allocation of the site for residential development within the plan period. It demonstrates that the site is available, achievable and suitable for development, and should be allocated for residential development through the Central Lancashire Local Plan with an indicative capacity of 95 dwellings.

## Available

The Eastway site is entirely owned by Homes England. Homes England has a track record of securing planning, de-risking and delivering sites across Preston. The site is allocated as a Park and Ride under policy IN3 and under policy MD2 as a strategic development site. However it is confirmed that Lancashire County Council no longer require the site for a Park and Ride. Homes England is fully committed to bringing the site forward for residential development at the earliest practical opportunity. The process by which Homes England will progress the site to disposal, following a successful allocation, would be to secure outline planning consent

and technically de-risk the site, market the site; and dispose of the site to a housebuilder. Based on previous experience of Homes England sites that have been successfully delivered at pace across Central Lancashire on sites of a similar size and typology, from the submission of the application to the start on site would be circa 20 months. A build out rate of circa 40 units per year (including affordable homes) is considered appropriate and in accordance with what is being achieved elsewhere in NW Preston. Based on the above, the site can clearly be considered to be available, with new homes being provided within the 0-5-year timeframe of the housing land trajectory in the emerging Local Plan.

## Achievable

This Development Statement has considered the constraints and opportunities of the site. There are no significant technical issues facing the site. A suitable design has been achieved in the Concept Framework overcoming the site constraints including noise impacts from the M55. Homes England is confident that development of the site will be commercially viable and therefore achievable within the Plan period.

A site constraints assessment has informed the Concept Framework, which demonstrates a balance between residential plots, open space, SUDS, and access routes and provides an indicative housing quantum of 90 homes. The key findings from the technical work streams are that, based on these desk top surveys, there are unlikely to be any significant on-site abnormal costs, nor are there any significant up-front infrastructure costs which would impact viability and deliverability. Homes England has successfully brought forward a number of similar

sites across Preston, in particular a number of phases of development from Cottam Hall (circa 3 miles from the site) and neighbouring sites directly to the east (D'Urton Manor) and to the north east (D'Urton Lane), two of which have a number of completed homes and are under construction, the other has the benefit of planning consent. Through these disposals a significantly positive land value has been achieved as well as being fully policy compliant on developer contributions.

## Suitable

The locational attributes of the site make this land highly suitable for development now. The site is no longer required for a Park and Ride and therefore this provides an opportunity for the site to contribute to the housing supply in an accessible location. The site is within the North West Preston development area, where a substantial amount of residential development has already been delivered, demonstrating the suitability of the area for housing. There is ample evidence of the strength of the market through very extensive representation of national, regional and local builders active in proximity of the site. In addition, significant improvements to the local highway network have been completed, including the Broughton Bypass and the M55 Junction 1 improvements. It has been demonstrated through this Development Statement that the site is in a sustainable and accessible location for residential development.

The delivery of the site will include measures to encourage walking and cycling through green links and the future proofing of the road network to allow for a bus route if desirable. All these measures have been factored into the Concept Framework, which demonstrates suitable and sustainable development.

# Introduction

Eastway is a 4.3 hectare site located in the local authority area of Preston City Council. The site is currently allocated under Policy IN3 as a Park and Ride Site and Policy MD2 as North West Preston Allocation in the Preston City Council Local Plan (2015).

## 1.1 OVERVIEW

This Development Statement demonstrates the deliverability of Eastway, a site owned by Homes England and located in the administrative area of Preston City Centre.

The site has been promoted through the Call for Sites process to be considered for allocation in the emerging Central Lancashire Local Plan. Figure 1 shows the location and boundary of the site.

This Development Statement has been prepared for the Eastway site to support its allocation for residential development through the Central Lancashire Local Plan. The site is available now and located in a strong market area, with no technical barriers to delivery.

## 1.2 AIMS AND OBJECTIVES OF THE STATEMENT

The aims and objectives of this Development Statement are to:

- Show the site is a deliverable allocation through the Central Lancashire Local Plan.
- Demonstrate the deliverability and viability of the site.
- Develop a vision and placemaking objectives for the site and wider area.
- Consider the planning requirements and consideration of the site.
- Identify the opportunities and constraints on the site that would impact its development potential.
- Present a Concept Framework including an indicative capacity for the site.

## 1.3 STRUCTURE OF THE REPORT

The Development Statement is structured as follows:

- Section 2: Site and Surrounding Context
- Section 3: Vision and Objectives
- Section 4: Planning Requirements
- Section 5: Technical Considerations
- Section 6: Opportunities
- Section 7: Concept Framework
- Section 8: Deliverable Allocation



Figure 1: Site location and boundary



## SECTION 2

# Site and Surrounding Context

### 2.1 THE SITE

Eastway is a 4.3 hectare site, currently in agricultural use. The site comprises land bounded by the M55 Preston Northern Bypass to the north, tree lines to the east and west and agricultural fields to the south.

The site is located north of Fulwood Town, and approximately 4km north of Preston City Centre. The Eastway site sits on the edge of a built-up residential area with good links to surrounding local amenities. The nearest bus stops are approximately 800m from the site with frequent services to Preston City Centre, Lancaster City Centre and Blackburn Town Centre.

### 2.2 SURROUNDING CONTEXT

Eastway presents an opportunity to develop a sustainable residential community within Preston, linking to the wider North West Preston strategic location development.

Adjacent to the site, Redwing Drive, is a Story Homes residential development of approximately 300 dwellings which is currently under construction. There is a public house and hotel located to the west of the site and to the south is the B6421, located off the A6 Garstang Road.

Within the surrounding area, Homes England is working with City Deal partners to deliver wider infrastructure aspirations to support the delivery of these sites.

The Development Statement has considered opportunities to link to the wider strategic green corridor proposed through the North West Preston strategic location.

Figure 2 shows surrounding Homes England sites and the site within the wider context.

### 2.3 POLICY ASPIRATION

Policy IN3 and policy MD2 of the Preston City Centre Local Plan (2015) allocates Eastway as a park and ride and housing site. However Lancashire County Council have confirmed the site is no longer required for a Park and Ride facility.

Eastway is identified as part of the North West Preston strategic location for development. The North West Preston strategic location is a residential-led mixed-use development comprising of approximately 5,300 dwellings and associated local centres to create a sustainable community within Preston.

This Development Statement demonstrates the site is a deliverable allocation.

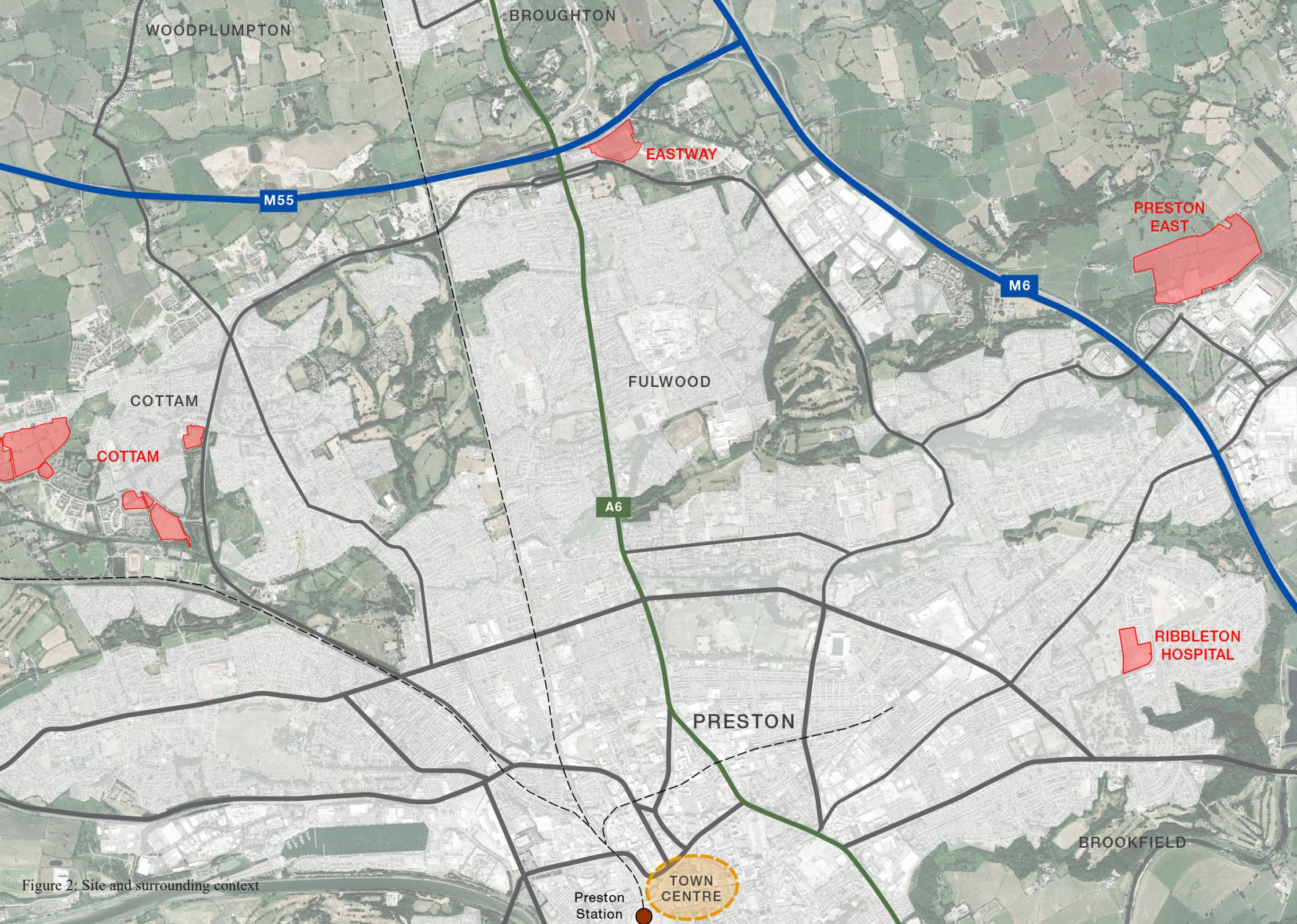


Figure 2: Site and surrounding context

## SECTION 3

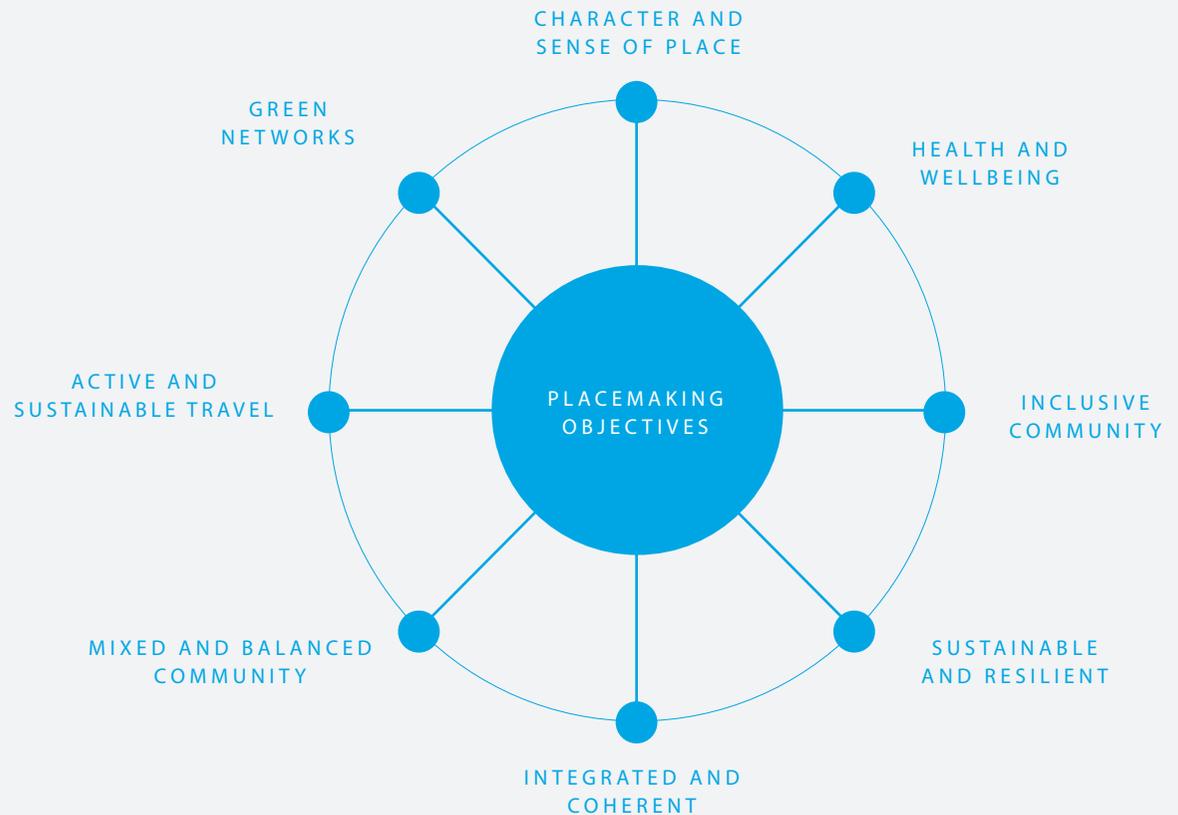
# Vision and Objectives

### 3.1 VISION

Homes England's vision for Eastway is to create a sustainable residential community which responds and connects to both existing and proposed neighbourhoods within North West Preston. Eastway will be a natural extension to the ongoing development by Story Homes across previous Homes England landholdings to the east.

It is envisaged that the development will provide a sustainable mix of dwellings and facilities focused around a number of integrated and overlooked high quality open spaces for the existing and proposed community to use.

Homes England will work with Preston City Council and relevant stakeholders to plan the land at Eastway with best practice for urban design and green infrastructure in mind, in order to deliver a family-friendly residential area appropriate to its location.



### 3.2 PLACEMAKING OBJECTIVES

#### *Green Networks*

The development will incorporate and enhance green and blue infrastructure through the site, including existing trees, hedges, ponds and watercourses, linking into the wider Preston network and supporting biodiversity net gain on the site. The delivery of multi-functional green areas that become well established amenity spaces for both visual and recreational use is an essential element of Homes England's vision for the site.

#### *Inclusive Community*

The development will support lifetime homes and property adaptation. The aim is for the site access to be inclusive and create a mix of housing type to support inclusive communities.

#### *Sustainable and Resilient*

The development will manage surface water run-off by integrating SuDS and protecting and enhancing existing mature vegetation and habitats. In line with the Governments ambitions Homes England will encourage zero-carbon development. Furthermore, Homes England is committed to the use of Modern Methods of Construction (MMC) where possible. Options to increase the pace of delivery will be explored at this site, and where possible will be required

of a developer(s) through a building lease agreed upon disposal of the site. Homes England works closely with development partners to encourage and promote the wider use of MMC, which includes the use of off-site construction for pre-fabricated homes.

#### *Integrated and Coherent*

The site will be designed to form a functionally and aesthetically coherent development which considers and responds to existing settlements and proposed developments. Homes England supports the introduction of the National Design Guide (2019) which seeks to secure good quality development nationally. Homes England will ensure that the design guidance is taken into consideration for all schemes.

#### *Mixed and Balanced Community*

The development will respond to local housing need, promote a range of delivery models, and consider the potential for community ownership and custom-build. Homes England is committed to a place-based approach, working alongside civic and business leaders, county, borough and district councils and local communities to accelerate the delivery of new homes in areas of greatest demand and to achieve the highest standard of place-making possible. Homes England is committed to creating opportunities for SME contractors and developers.

#### *Active and Sustainable Travel*

The development will support progressive modal share by providing desirable cycle and walking infrastructure, accommodating future bus services, and catering for electric vehicle charging.

#### *Character and Sense of Place*

The development will respond to surrounding context and character including locally distinctive architecture, planting, field patterns and drainage networks. Future development will respond appropriately to screening and noise mitigation measures, specifically in relation to the M55. Building for Life 12 is a priority for Homes England to improve design quality of new housing developments, making them attractive, functional and sustainable. Building for Life 12 will be a requirement placed across the site, and all developers bidding will be required to oblige the requirements.

#### *Health and Wellbeing*

The development will facilitate active travel and walking to school and public facilities, and incorporate physical recreation and independent play. The site will incorporate green infrastructure initiatives and link to existing cycle routes.

# Planning Requirements

## 4.1 OVERVIEW

This section sets out the policy context for the site.

## 4.2 PLANNING POLICY CONTEXT

### 4.2.1 National Planning Policy

The National Planning Policy Framework (NPPF) (2019) sets out the Government’s planning policies for England. The following chapters of the NPPF are particularly relevant to this site:

#### *Chapter 5: Delivering a sufficient supply of homes*

Paragraph 72 highlights the importance of large-scale developments to be in suitable and sustainable locations, supported by the necessary infrastructure and facilities.

#### *Chapter 12: Achieving well-designed places*

Paragraph 127 states that planning policies and decisions should ensure developments add to the overall quality of the area, establish a strong sense of place, and create places that are safe, inclusive and accessible. Sites should accommodate a mix of development and support local facilities and transport networks.

### 4.2.2 Local Planning Policy

#### *Overview and general principle*

The statutory development plan covering this site is the Central Lancashire Core Strategy (Adopted 2012) and the Preston City Council Local Plan (Adopted in 2015). A composite Local Plan is being prepared for Central Lancashire, which is scheduled for adoption in 2023.

The Central Lancashire Core Strategy seeks to focus growth in the Preston Urban Area, in particular within North West Preston. The Preston City Centre Local Plan allocates the site as a Park and Ride under policy IN3 and a housing site under policy MD2, as shown on figure 3. However the site is no longer required for a Park and Ride as set out in section 4.2.3.

#### *Site-specific designations*

The full extent of Homes England’s land ownership at Eastway is allocated under Policy IN3 as a Park & Ride Site and under Policy MD2 as North West Preston housing allocation within the adopted Preston City Council Local Plan (2015).

#### *Policy IN3: Park & Ride Sites*

This policy states that land is safeguarded for proposed bus-based Park and Ride facilities. Planning permission will not be granted for any development that would prejudice the future use of the land for that purpose. However the site is no longer required for a Park and Ride as set out in section 4.2.3.

#### *Policy MD2: North West Preston*

The Core Strategy identifies North West Preston as a Strategic Location for development. North West Preston can be described as a broad sweep of greenfield land south of the M55 stretching from the Cottam site to the west to land north of Eastway/south of the M55 to the east. The location provides a rounding off of the urban form of Preston, with a

clearly defined boundary of the M55 to the north and the M6 to the east. The Eastway site is included within the ambitions for development of North West Preston.

In 2017 Preston City Council adopted a North West Preston Masterplan SPD to inform the development of the strategic location. The Eastway site was part of the masterplan as a Park and Ride however as stated this is no longer required. The Concept Framework has reflected the design principles within this masterplan.

#### *Wider policy requirements*

The wider policy requirements have been considered in the preparation of this Development Statement. These requirements may change through the development of the Central Lancashire Local Plan; however, they provide the current requirements for sites in Central Lancashire.

#### *Policy ambitions relevant to the site*

The following policy ambitions for South Ribble that are relevant to the site are:

- Preston Western Distributor Road
- East-West Link Road

Due to open in 2023, construction has started on the Preston Western Distributor which will be the biggest new road programme in the Preston, South Ribble and Lancashire City Deal. It will help promote and deliver new housing and business development within North West Preston.

The East-West Link Road will provide key access to the Preston Western Distributor increasing capacity on the existing local road network.

A key City Deal infrastructure project that is adjacent to the site and completed is the Broughton Bypass, improving connectivity and significantly reducing traffic within Preston.

#### 4.2.3 Planning History

The site is linked to a Section 106 agreement associated with planning application ref. 06/2013/0349 which provided Lancashire County Council (LCC) with the option to re-acquire the site from Homes England. After a series of extensions, the opportunity for this re-acquisition has now lapsed, and it is understood that Lancashire County Council and Preston City Council no longer require the land for use as a Park and Ride site.

##### *D'Urton Manor development*

Adjacent to the Eastway site to the south, Story Homes has planning permission for a mixed-use development, comprising of up to 300 residential dwellings which is currently being built out.

##### *D'Urton Lane development*

Homes England worked with developers to secure planning permission on the D'Urton Lane scheme to the north east of the Eastway site. This scheme will deliver 250 homes for Shared Ownership, affordable rent and private sale.

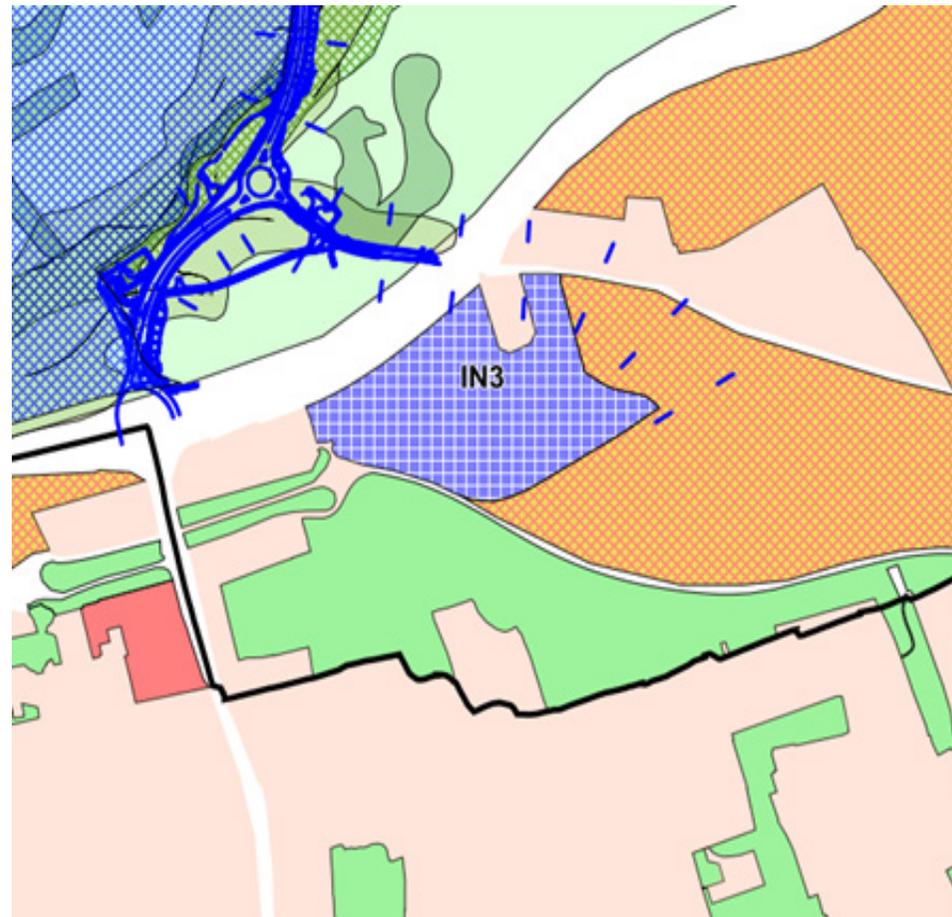


Figure 3: Extract from the Preston City Centre Local Plan (2015)

## SECTION 5

# Technical Considerations

### 5.1 OVERVIEW

This section considers the following constraints and opportunities, which are reflected in the Concept Framework.

- Utilities.
- Ecology.
- Transport and Access.
- Ground Conditions.
- Flood Risk and Drainage.
- Air Quality and Noise.
- Heritage and Archaeology.

#### 5.1.1 Utilities

There are no utilities passing directly through the site and therefore no associated easements. However multiple services are located outside the perimeter of the site within D'Urton Lane. A new substation and sewerage may be required, depending on take up of capacity from surrounding schemes.

#### 5.1.2 Ecology

##### *Ecology Consideration*

The main areas of biodiversity interest are around the hedgerows, scrub and the waterbody to the east of the site boundary. The hedgerows are likely to be of value to commuting and foraging bats; they are also likely to be

used by breeding birds and have the potential to support badgers. The drainage ditches provide suitable habitat for water vole. The waterbody on site has the potential to be of value to amphibians such as great crested newt (*Triturus cristatus*).

The potential opportunities and constraints of the site have been identified through a site visit and desk-based study. The identified ecological constraints have fed into the Concept Framework plan shown in Figure 5. Future development of the site will respond to these any additional constraints, with appropriate mitigation.

The Concept Framework has been influenced in the following manner:

- Broadleaved trees and scrub: Broadleaved trees and scrub on site have been retained where considered possible. The majority of existing trees present across the site have been retained as part of the Concept Framework for the site.
- Waterbody to the east of the site boundary: This waterbody should be a priority feature for retention. This has been retained on the Eastway site, as shown on the Concept Framework.

##### *Biodiversity Net Gain*

Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before. Where a development has an impact on biodiversity it encourages



Photo of the northern boundary where it meets the M55



Photo taken from south of site looking west

developers to provide an increase in appropriate natural habitat and ecological features over and above that being affected in such a way it is hoped that the current loss of biodiversity through development will be halted and ecological networks can be restored.

The Government's Spring Statement (2019), announced it would mandate net gains for biodiversity in the forthcoming Environment Bill. It is anticipated that there will be a two year transition period (from the Environment Bill receiving Royal Assent) to a mandatory requirement for Biodiversity Net Gain for new development. After this time, the majority of planning applications will need to demonstrate 10% Biodiversity Net Gain.

Development projects will be required to demonstrate a net gain in biodiversity through the use of a metric which primarily utilises information on habitat type, area and condition pre and post development.

The Eastway site includes a range of ecologically valuable habitat types. Habitat retention, enhancement and creation will be required within the scheme landscaping strategy to ensure a gain in biodiversity units post-development. The Concept Framework shows the creation of a new woodland on the northern boundary adjacent to the acoustic fence.

### **5.1.3 Transport and Access**

The existing adopted highway consists of Eastway and D'Urton Lane. A new 7.3m link road is being created as

part of the Story Homes development, D'Urton Manor, to the east of the site, connecting Eastway and D'Urton Lane.

Homes England has met with Lancashire County Council and agreed a design and suitable location for the access point. An access solution has been developed which comprises a proposed priority controlled T-junction access onto the proposed link road, to the north of the proposed Sue Ryder access junction. The access has been designed in accordance with the Lancashire County Council (LCC) Civilised Streets guidance and comprises a 6m wide carriageway with 3m footways on either side. Given the proposed development quanta, it is envisaged that one access junction is sufficient, however there are further opportunities to create an emergency access point onto the Phantom Winger roundabout in the future if this is deemed necessary.

Existing infrastructure for pedestrians and cyclists consists of a wide, shared-use footway/cycleway on the southern side of Eastway. D'Urton Lane is a narrow road with a largely rural character with intermittent footway and no specific provision for cyclists. The new link road between Eastway and D'Urton Lane will provide a 3m shared footway/cycleway to the eastern side of the link road, and a 2m footway to the western side of the link road.

There are opportunities to improve walking and cycling connections to existing and proposed developments and

public transport links nearby. The site has the opportunity to link to the wider Preston Guild Wheel on D'Urton Lane which is a 21 mile circular route for pedestrians and cyclists.

### **5.1.4 Ground Conditions**

There are not considered to be any direct implications on the Concept Framework regarding ground conditions. However, further work would be required to support a planning application.

### **5.1.5 Flood Risk and Drainage**

The site is in Flood Zone 1 and is not at risk of flooding from fluvial sources. The only potential risk of flooding comes from groundwater. This will be further investigated through ground investigation and further development of on-site drainage.

A total of 397m<sup>3</sup> of storage is required for Eastway, which will require a clear plan area near the proposed outfall locations to accommodate ponds or tanks, where infiltration is not possible. This assumes that sustainable drainage features are an average 1 metre in depth.

The Concept Framework provides adequate green space on site to allow for the use of sustainable urban drainage and swales and for all surface and ground water is to be managed on site.

### 5.1.6 Air Quality and Noise

Eastway is located adjacent to the M55 on the northern boundary which is designated as a Noise Important Area (NIA). Noise modelling on the site was carried out in August 2019 to determine suitability of the site for residential development. The recommendation from the noise modelling was that a 6m high acoustic fence is required running parallel to the M55 to provide an appropriate buffer for residential development and to mitigate any noise impacts. The Concept Framework has included the requirement of the acoustic fence including provision of other buffers from these noise and air quality sources.

There are no Air Quality Management Areas (AQMAs) in the immediate vicinity of the site. However, to guarantee no air quality issues experienced on the site in relation to the local road network; a buffer and green space has been included within the Concept Framework along the boundaries. This same buffer will mitigate against noise levels experienced by future residents.

### 5.1.7 Heritage and Archaeology

There are no designated or non-designated heritage assets recorded within the site. There will be no impact on the Concept Framework. From an initial desktop assessment of the site Heritage and archaeological features

are not considered likely to have any impact on future development, however this position will be confirmed through further detailed site investigation conducted prior to the submission of any planning application.

### 5.2 SUMMARY

The site constraints identified in this section and summarised in Figure 4 are minor in nature and are not considered to impede development of the site. Based on the initial desk top appraisals conducted to date, and demonstrated the Concept Framework provided in Section 7, the site can be demonstrated to be deliverable.

**Utilities:** Minor upgrades to the existing utility network are required.

**Ecology:** Minor ecological mitigation of the site will be required through master planning and on-site measures.

**Transport and Access:** Safe and suitable access is considered to be possible, with consideration of promoting sustainable modes of transport and wider connectivity.

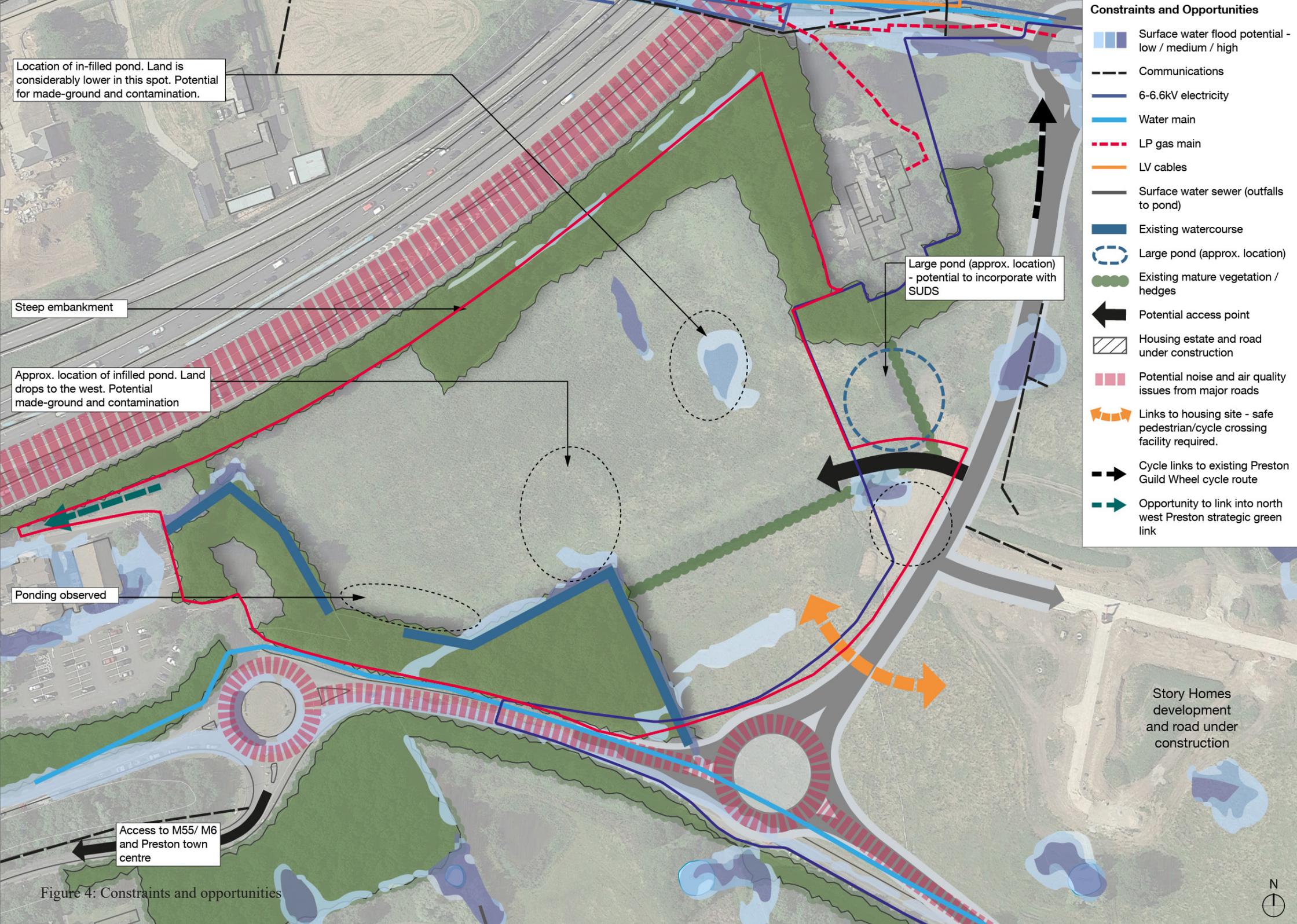
**Ground Conditions:** There are no constraints that effect the capacity of the site.

**Flood Risk and Drainage:** The site is in Flood Zone 1 with low risk of flooding and surface water can be accommodated on the site.

**Air Quality and Noise:** The inclusion of a 6m acoustic fence along the M55 mitigates any potential impact in relation to noise and air quality from existing roads. There

are no Air Quality Management Areas (AQMAs) in the immediate vicinity of the site.

**Heritage and Archaeology:** There are no constraints that affect the capacity of the site.



Location of in-filled pond. Land is considerably lower in this spot. Potential for made-ground and contamination.

Steep embankment

Approx. location of in-filled pond. Land drops to the west. Potential made-ground and contamination

Ponding observed

Large pond (approx. location) - potential to incorporate with SUDS

Story Homes development and road under construction

Access to M55/ M6 and Preston town centre

- ### Constraints and Opportunities
- Surface water flood potential - low / medium / high
  - Communications
  - 6-6.6kV electricity
  - Water main
  - LP gas main
  - LV cables
  - Surface water sewer (outfalls to pond)
  - Existing watercourse
  - Large pond (approx. location)
  - Existing mature vegetation / hedges
  - Potential access point
  - Housing estate and road under construction
  - Potential noise and air quality issues from major roads
  - Links to housing site - safe pedestrian/cycle crossing facility required.
  - Cycle links to existing Preston Guild Wheel cycle route
  - Opportunity to link into north west Preston strategic green link

Figure 4: Constraints and opportunities



# Opportunities

## 6.1 OPPORTUNITIES

The Eastway site has the following opportunities which are shown graphically on Figure 4 where appropriate. The link between these opportunities and the emerging Central Lancashire Local Plan objectives have been referenced.

- The site supports a continued urban focus and delivery of land that was previously safeguarded for future development through the South Ribble Local Plan (2015). This supports the emerging Central Lancashire Local Plan objective 4 to provide a mix of housing type to meet housing needs.
- The delivery of the site will result in much needed new homes, construction jobs and will support the delivery of infrastructure through the Community Infrastructure Levy (CIL) and developer contributions. This supports the emerging Central Lancashire Local Plan objective 2 by supporting the delivery of necessary infrastructure improvement and objective 5 to create economic opportunities.
- The site is highly deliverable in the short term and could support housing delivery in the first five years of the Local Plan.
- The site lies adjacent to the D'Urton Manor development by Story Homes, which includes amenity open space. The Eastway site has potential to link into this development and form part of a much larger community. This supports the emerging Central Lancashire Local Plan objective 11 to improve social inclusion and promote healthy lifestyles.
- The land is a greenfield site with few constraints identified that will affect site layout or development typology.
- The land is framed by a woodland of dense mature trees which provide an attractive backdrop for the site and provide important habitat and biodiversity asset that can be linked through the development. This supports the emerging Central Lancashire Local Plan objective 10 to deliver net gains in biodiversity and improve access to nature.
- There is an opportunity to create an open space and amenity asset linked to an existing pond immediately east of the site boundary. This supports the emerging Central Lancashire Local Plan objective 10 and 11 to enhance the natural environment and maximise health and well-being.
- There is potential for access to the site from the proposed road linking the B6241 and D'Urton Lane. The site is located in close proximity to Junction 1 of the M55 and the Broughton Bypass, giving good access to the regional movement network, including the M6. This supports the emerging Central Lancashire Local Plan objective 3 to make efficient use of existing transport infrastructure.
- Opportunities to link into the wider Preston Guild Wheel supporting the emerging Central Lancashire Local Plan objective 3 to promote active and sustainable travel modes and connect to wider areas.
- Opportunities to link to other sites within the wider North West Preston Strategic Location and link with the strategic green network within this location. This supports the emerging Central Lancashire Local Plan objective 10 to enhance the natural environment and improve access to nature.



## SECTION 7

# Concept Framework

### 7.1 OVERVIEW

The Concept Framework plan shows potential development scenarios for the site, based on the site constraints and opportunities assessments highlighted in Section 5 and 6. The framework demonstrates a balance between residential plots, open space and access routes and provides an indicative housing quantum. The proposed open space is provided broadly in line with the Preston open space requirements for amenity and play spaces.

### 7.2 DESIGN APPROACH

The Eastway site is accessed from the proposed road linking the B6241 and D'Urton Lane, over land that Homes England can purchase through an existing land agreement. The road should be designed to consider safety and amenity and should provide a safe pedestrian and cycle crossing facility to allow the development to connect to the D'Urton Manor development.

Residential development covers the major of the site, backing onto the existing wooded areas and fronting onto the access road and towards the existing pond.

A small amenity green space is proposed adjacent to the site entrance, linking to the pond and providing opportunities for play and leisure.

A simple road network is proposed, including a primary access 'green' street that loops through the site. Short cul-de-sacs are proposed elsewhere in the site to optimise

efficiency of development without compromising accessibility for residents. Private drives are proposed facing onto the access road to give a positive active frontage to the site.

It is proposed that the existing hedgerow is removed and relocated or replaced along the roadside boundary of the site, providing more flexibility in the layout of the site. Development is set back along this edge, allowing for small SUDS features and providing more distance from the road.

A 6-8m high acoustic fence is proposed running parallel to the M55, with potential for the creation of new areas of woodland between the acoustic fence and the M55. This will support biodiversity on the site and provide a visual barrier to the M55, which complements the existing woodland barrier to the north east.

An indicative Concept Framework has been prepared as shown in Figure 5. This demonstrates a capacity of approximately 90 dwellings.

-  Residential development
  -  Residential frontage
  -  Amenity / natural greenspace
  -  Play facilities
  -  SUDs features
  -  Retained woodland / trees
  -  New woodland / tree planting
  -  New hedgerow
  -  Tree planting
  -  Primary street
  -  Minor streets
  -  Pedestrian links
  -  Adjacent site boundary
  -  Potential acoustic fence location
  -  Existing / diverted watercourse
- N.B. Existing trees and hedgerows may be subject to root protection areas

Development Quantum	
Total site area	4.30 ha
Net density	39.0 dph
Ext. woodland planting	1.1 ha
New woodland planting	0.28 ha
Net developable area	2.95 ha
Public open space / green infrastructure	0.49 ha
Residential plots	2.45 ha
Housing quantum	95 units



Figure 5: Concept Framework



# Deliverable Allocation

## 8.1 OVERVIEW

Homes England is promoting Eastway for allocation for residential development through the Central Lancashire Local Plan. Eastway provides a sustainable location and is available for development in the short term. The site is currently allocated as a Park and Ride under policy IN3 and as a strategic development site under policy MD2. However it is no longer required for a park and ride facility. Therefore, as Central Lancashire move into a new plan period this site is suitable for development now.

## 8.2 EXISTING POLICY CONTEXT

The allocation of Eastway is appropriate given the existing policy context for Preston and Central Lancashire. The Central Lancashire Core Strategy seeks to focus growth in the Preston Urban Area, in particular within North West Preston strategic location in which the site is situated. In addition the site is part of the North West Preston masterplan SPD, supporting the delivery of 5,300 homes and key infrastructure.

Homes England is a committed partner within the City Deal and Eastway supports the accelerated growth which is to be delivered by the Lancashire, Preston, and South Ribble City Deal. Through the City Deal the site will support the delivery of the Preston Western Distributor, the largest new transport road programme within the City Deal. The road will link the A583 and the M55 motorway while also creating a new East-West Link Road to connect to new and existing housing areas within North West Preston.

## 8.3 CONSIDERATION OF CONSTRAINTS

As demonstrated in Section 5 of the Development Statement there are a number of constraints affecting this site. However, they have been fully considered and mitigated through the Concept Framework. For example, a noise assessment has been carried out to inform appropriate mitigation requirements for the site which could include acoustic fencing to the northern boundary adjacent to the M55.

All constraints have been mitigated through the Concept Framework, and further due diligence work will help to alleviate these further.

## 8.4 OPPORTUNITIES

Eastway will be a sustainable residential community within Preston. There are opportunities for the site to connect to existing and proposed development, including the D'Urton Manor development adjacent to the site and D'Urton Lane to the east of the site. The Concept Framework demonstrates significant open space and use of natural SuDS features, with opportunities to link to the Preston Guild Wheel.

The delivery of this site will result in much needed new homes, construction jobs and will support the delivery of infrastructure through the Community Infrastructure Levy and developer contributions. The site supports a continued urban focus and delivery of land within Preston.

## 8.5 VIABILITY AND DELIVERABILITY OF THE SITE

As set out in the National Planning Policy Framework (Annex 2), to be considered a deliverable development prospect, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years. It is clear through the information provided within this Development Statement that the site is highly deliverable:

- It is in single ownership with Homes England controlling access onto a new link road to the east of the site which is under construction by Story Homes;
- There are no known legal restrictions, covenants, clawbacks or ransoms which effect the site. As such there are no 3rd party interdependencies related to the site that could delay its delivery;
- The locational attributes of the site (as an infill) make this land highly suitable for development now; and
- The suitability of the site for residential development is clear given it is within the wider North West Preston development area, and is supported by the multiple residential sites completed or underway in proximity to the site.

It is anticipated that the site would be sold as one phase, with no significant infrastructure requirements acting as a barrier to development. Homes England typically secures outline planning consent for its sites (working closely

with the Council) prior to marketing sites to developers, as well as using building leases rather than freehold sale of land. This effectively provides two levers to ensure that the selected developer will adhere to a build out in accordance with the planning and timescales required. This provides enhanced certainty that residential development will come forward as planned.

From securing allocated site status, Homes England would typically pursue an outline planning application to de-risk the site. Based on previous experience of Homes England's sites which have been successfully delivered at pace across Central Lancashire on sites of a similar size and typology, from the submission of the application to the start on site would be circa 20 months. A build out rate of circa 40 units per year (including affordable homes) is considered appropriate and in accordance with what is being achieved elsewhere in North West Preston. Based on this the site can clearly be considered to be deliverable, with new homes being provided within the 0-5 year timeframe of the housing land trajectory in the emerging Local Plan.

National planning guidance is clear that assessing the viability of plans does not require individual testing of every site to determine viability. Homes England has acquired sites in Preston and has marketed and sold a number of sites across the City over many years, affording a detailed understanding of land values, de-risking costs and abnormals associated with residential development. This in-depth knowledge of the market and land in the locality provides significant confidence around the viability of this site.

Through this Development Statement it is demonstrated that there are no significant technical or legal issues affecting the delivery of the site. The site is currently tenanted however vacant possession is achievable within a short timescale when required. The site typology (greenfield status, its size, its location, proposed land use and being in single Homes England ownership) is very similar to other Homes England sites which have been allocated in the existing Local Plan and in particular within North West Preston, including a number of phases at Cottam Hall, D'Urton Manor and D'Urton Lane. Homes England has successfully brought those similar sites to the market, where a significantly positive land value has been achieved as well as being fully policy compliant on developer contributions. All these sites have commanded strong market interest and have resulted in multiple, compliant and attractive bids from housing developers. Many of these sites are at an advanced stage of construction or fully built out. As such a detailed viability assessment for the site is not considered necessary as it is evident that the site is viable.

In summary it is clear that Homes England has a strong track record and evidence base upon which the site can be considered to be viable. Homes England is fully committed to accelerating the delivery of this site through the adoption of a robust disposal strategy which guards against land banking and will provide a high quality residential development within five years.

## 8.6 CONCLUSION

Homes England would like to work with Preston City Council and the Central Lancashire Local Plan team to allocate this site for residential development in the emerging Local Plan. The site is deliverable and should be allocated as it is available, suitable and achievable as set out below:

The site is **available** for development now. The site is owned by Homes England who has a strong track record of delivery across Central Lancashire. Homes England has a track record of securing planning, de-risking and delivering the sites across Preston.

The site is **suitable** for development. It is within a residential location and is situated within North West Preston strategic location. A safe and suitable access point can be achieved. There are minimal constraints affecting the site and the Concept Framework has considered and mitigated all site constraints.

The site is **achievable**. Homes England has successfully brought the majority of those similar sites to the market, where a significantly positive land value has been achieved as well as being fully policy compliant on developer contributions.



Example of a Homes England site



Homes  
England

ARUP

 **HIVE**  
LAND & PLANNING